

## 22 Strathroy Park, Belfast, BT14 7LP



- Extended Mid Terrace
- 2 Well Proportioned Bedrooms
- 1 Reception
- Shaker Style Fitted Kitchen with Casual Dining Aspect
- Ground Floor WC
- First Floor Shower Room
- Well Maintained Hard Landscape Garden to Front
- PVC Double Glazed
- Oil Fired Central Heating
- Popular Convenient Residential Location

**PRICE Offers Over £84,950**

*Located just off the Crumlin Road in North Belfast this extended 2 Bedroom Mid Terrace home is within close proximity to a range of local amenities including shops and schools. The property enjoys; hallway into a spacious living room, a shaker style fitted kitchen and informal dining aspect, two well proportioned bedrooms and an adapted shower room. Ideal for first time buyers and investors alike. An early viewing is highly recommended.*



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## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door with leaded glass insets into entrance hall with tiled floor.

### LOUNGE 14'1" x 10'5" (at max)

Quality laminate flooring. Bay window.

### KITCHEN AND INFORMAL DINING 13'1" x 6'10"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with monobloc tap. Space for free standing cooker. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. PVC wall panelling. PVC panelled ceiling.

### REAR PORCH

Tiled floor. PVC double glazed door to rear.

### GROUND FLOOR W.C.

Comprising pedestal wash hand basin and low flush WC. Tiled floor. PVC panelled walls.

### FIRST FLOOR

Access to roof space.

### BEDROOM 1 10'5" x 8'10"

Quality laminate flooring. Built in storage cupboard/wardrobe.

### BEDROOM 2 9'10" x 6'10"

Quality laminate flooring.


### SHOWER ROOM SUITE

Comprising adapted shower cubicle with thermostatically controlled shower unit, vanity unit with monobloc taps and a button flush WC. tiled walls. PVC ceiling.

### OUTSIDE

Well maintained hard landscape garden to front accessed via twin gates.

Rear courtyard with access to communal alleyway for bin access.

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>Northern Ireland</b>                     | EU Directive<br>2002/91/EC |  |

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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